

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500138066**

## CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

### GUARANTEES

104th Street LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

#### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**3002 Colby Ave., Suite 200**  
**Everett, WA 98201**

Countersigned By:

Brent Aune  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Builder Unit  
 Chicago Title Company of Washington  
 3002 Colby Ave., Suite 200  
 Everett, WA 98201  
 Fax: (866)827-8844  
 Main Phone: (425)259-8223  
 Email: evebuilder@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: September 15, 2022 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in](#):

104th Street LLC, Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 300516-002-001-00 and 300516-002-003-00**

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**PARCEL A:** (300516-002-001-00)

LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-004, RECORDED UNDER AUDITOR'S FILE NUMBER 202012045002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B:** (300516-002-003-00)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST., W.M., DESCRIBED AS FOLLOWS:

THE EASTERLY 16.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF REPLAT OF HIDDEN LAKE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 40, RECORDS OF SNOHOMISH COUNTY WASHINGTON; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID PLAT, TO THE NORTH LINE OF 104TH STREET NE; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID 104TH STREET NE, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, TO THE NORTHERLY LINE OF SAID PLAT AND ITS EASTERLY PROJECTION; THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROJECTION, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**SCHEDULE B**

## GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

**SCHEDULE B**

(continued)

## SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.
2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Snohomish County  
Recording Date: January 31, 1966  
[Recording No.:](#) 1841514  
Affects: Parcel B and other property

3. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of a public road adjoining said Land, as contained in the deed to

County/City/State: Snohomish County  
Recording Date: January 15, 1925 and January 31, 1966  
[Recording No.:](#) 349530 and 1841514  
Affects: Parcel B

4. Easement for road purposes over the East 16 feet of said premises as disclosed by deeds recorded under Auditor's [File No. 828311](#) and 1180564.

Affects: Parcel B

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Reserved by: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man  
Purpose: Ingress, egress, and utilities  
Recording Date: September 9, 1970  
[Recording No.:](#) 2163364  
Affects: East 20 feet adjacent to Great Northern Railway

6. Reservations and recitals contained in the Deed:

Grantor: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man  
Grantee: Lawrence H. Roberts and Mary Ann Roberts, his wife  
Dated: August 12, 1970  
Recording Date: September 9, 1970  
[Recording No.:](#) 2163364

Said document provides for, among other things, the following:

The grantees, their heirs or assigns shall not cut growing trees within a strip of land 10 feet Easterly of the line of the bluff, and adjacent to Hidden Lake, on subject property adjacent to Great Northern Railway.

Affects: Parcel A and B and other property

**SCHEDULE B**

(continued)

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Marysville BLA No. 20-004:  
  
[Recording No: 202012045002](#)
8. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Indian Creek.
9. Any question that may arise due to shifting or change in the course, boundaries or high water line of Indian Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Indian Creek.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

**END OF SCHEDULE B**